

City of Chattanooga ***SUBDIVISION REGULATIONS***

ARTICLE 5 - Final Plat Requirements

501 - SPECIFICATIONS FOR AND CONTENT OF THE FINAL PLAT

The developer or his representative shall submit to the Current Planning and Operations Division, copies of the Final Plat, drawn to a minimum scale one inch equals one hundred feet (1" = 100'). (See Section 202.1) Sheet size and stamp block shall conform to the specifications shown on Appendix 3.

The Final Plat shall be drafted so that good, clear, legible prints, copies, or negatives can be made. Special attention should be given to the selection of patterned films that may interact with some reproduction methods. Dot patterns or dot shading should not be used on plats. The Planning Agency staff may refuse to accept any plat that it deems illegible or likely to generate inadequate reproductions. (Amended 10-12-98)

The Final Plat shall include the following information:

501.1 - Proposed name of the subdivision, which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other subdivision in Hamilton County, or any PUD in Hamilton County. The most recent recorded deed book number and page number for each deed constituting part of the property being platted. Plat labeled "Final Plat".

501.2 - The full name and mailing address, with zip code, (telephone number requested) of the owner(s) and/or developer(s) of record.

501.3 - The name, full mailing address, Zip code, telephone number, and seal (to include license number) of the Registered Land Surveyor (and licensed Engineer if applicable) preparing the plat. If the site surveyor and plat designer are different individuals, then each shall place his seal (to include license numbers) on the plat. In no instance will a plat be accepted that does not contain the seal of a Registered Land Surveyor (and licensed Engineer for major subdivisions) licensed to practice in the State of Tennessee.

501.4 - The date of plat preparation and revisions, north point, and scale--both written and graphic.

501.5 - A vicinity map showing the following features, if applicable, within an area large enough to locate the subdivision:

501.5.1 - Outline of proposed subdivision and north point (oriented consistent with the north point of the plat, preferably pointing to the top of the plat).

501.5.2 - Location and name of all principal roads, streets, railroads, water courses, etc.

501.5.3 - State, county, or municipal boundaries, shown and labeled.

501.5.4 - Name and/or show an easily identifiable landmark (store, road intersection, creek, etc.) and show the number of miles (to nearest tenth) from the landmark to the site.

501.6 - The boundary lines of the subdivision shall be determined by an accurate survey in the field, to include a closed traverse. The boundary survey shall close with an error of closure not to exceed 1:5000. Distances shall be recorded to the nearest hundredth of a foot and bearings recorded to thirty (30) seconds.

501.6.1 - Show parcel number, including map sheet number and group identifier, for all parcels which are being subdivided or joined in the platted area. This is generally referred to as the "Tax Map Number". (Added 10-12-98)

501.7 - Lots drawn and numbered in a logical numerical order. Every parcel of land within the subdivision shall have a lot number. Subdivisions developed in phases or units are to continue numbering the lots and not start with lot number 1 for each new unit. The use of lot numbers by block in which lot numbers are repeated in each block is prohibited.

501.7.1 - Sufficient data to readily determine and reproduce on the ground the location, bearing, and length of every lot line and boundary line, whether curved or straight. This shall include the radius, central angle (delta), length of curve, and tangent distance for the curved property liens. The point of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner. Chord bearings and dimensions may be used for irregular lines, such as creeks, shore lines, etc.

501.7.2 - Minimum building setback lines, other than those required by the local zoning regulations, shall be shown and

labeled on the lot(s). Setbacks may be changed if approved in writing by the Health Department (See section 503.6).

501.8 - The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, show the full name of the subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining property, show the owner(s) name(s); and the ROHC deed book and page number in which the property is recorded.

501.9 - Show the location, widths, and names of all existing, proposed, or recorded streets, public rights-of-way, or access easements, etc., intersecting or paralleling the subdivision, in and adjacent to the subdivision. Show any atreet or street intersection within 100' of the site. (Amended 1-13-97)

501.9.1 - Proposed street names shall not duplicate or closely approximate phonetically or in spelling, the name of any other street in Hamilton County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name.

501.9.2 - Sufficient data to readily determine and reproduce on the ground the location, bearing, and length of every street line, whether curved or straight. This shall include the radius, central angle, (delta), length of curve, and tangent distance for the center line of curved streets and curved property lines. The point of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner.

501.9.3 - Show a measured distance to a recognizable point such as a street intersection, landmark, survey monument, ground positioning system reference, etc... (Added 1-13-97)

501.10 - Drainage

501.10.1 - Show the size, location, and outline of all existing and proposed drainage easements in and adjacent to the subdivision.

501.10.2 - If drainage areas and/or easements are to be relocated, show the new location, label "relocated", and state the treatment of the new drainage area and/or easement.

501.10.3 - Show size, location and number of acres drained for tile (pipes) in the subdivision. (Amended 3-13-95)

501.10.4 - Show location and label any other proposed drainage improvements such as catch basins, headwalls, rock and mortar or concrete drainage ditches, drainage detention areas, etc. (Amended 3-13-95)

501.10.5 - Show the location and label any proposed off-site drainage improvements which are made necessary by the construction of the proposed subdivision.

501.11 - Utilities

501.11.1 - Show location of existing wells, springs, or other natural sources of water supply within the subdivision and within fifty (50) feet of the boundaries of the subdivision.

Show the location of all existing and proposed fire hydrants in the subdivision.

501.11.2 - For all existing and proposed electrical, telephone, water, gas and other utility easements, show size, location, name of major easements, and outline of easements in and within fifteen (15) feet of the subdivision.

501.11.3 - For all existing and proposed sanitary sewers and sewer easements, show sizes, locations, outlines of easements, manholes, and invert elevations in and adjacent to the site.

If sanitary sewers are not available on or adjacent to the site, but are required by the local government, state the nearest location and size of line of nearest sanitary sewer.

If a sewage treatment plant of any type is to be constructed on and/or to serve the subdivision, state whether the plant will be public or private. If the plant is to be publicly owned, operated, and maintained, add a statement concerning the method of operation and maintenance of the plant, which may be a statement of the book and page number where the documents are recorded. (See Section 503.3)

501.11.4 - Show the location and file number of existing sanitary sewer line on or adjacent to the site. If sanitary sewers are available to all lots, note "Sewer Availabe" (Amended 10-12-98)

501.12 - Contour line or limit of 100-year and/or Floodway District (Valley Zone), each labeled, if applicable.

501.13 - Municipal, county, state boundaries, water courses, railroads, etc., on and adjacent to the subdivision.

501.14 - The boundaries of all property (including access to said property) which is to be dedicated for public use, with the purpose indicated thereon.

501.15 - The boundaries of all property (including access to said property) which is to be reserved by deed restrictions or property owners in the subdivision, e.g. "community lot". Show the ROHC book and page numbers on the plat for all appropriate recorded documents.

502 - STATEMENTS TO BE INCLUDED ON THE PLAT

502.1 - Present zoning of tract.

502.2 - Source of water supply and the size and location of existing and proposed water lines.

502.3 - Plat labeled, "Final Plat".

502.4 - Number of acres subdivided.

502.5 - Certification of ownership and Dedication of Rights-of-Way

"I hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am owner of the property shown in fee simple." (Amended 7-12-82)

502.6 - Dedication of Land, if applicable:

Add to the above: " . . . and dedicate the lots so specified on the plat to (governmental jurisdiction)."

502.7 - "The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government."

502.8 - Special Setbacks, if applicable.

- A. "There is a minimum 25 ft. fieldline setback from all drainage easements shown". (Amended 3-16-81)
- B. "There is a minimum 25 ft. fieldline and building setback from all sink hole(s) shown". (Amended 3-16-81)

502.9 - Engineer's Statement of Design--on plat and the first sheet of road and sewer profiles (if applicable). (Amended 3-16-81)

"I, hereby, certify that I have (reviewed or designed) all new roads, drainage, domestic water and sanitary sewers as shown on this plat and that the design meets proper engineering criteria." _____ (Signature)

502.10 - Certification of Survey

"I hereby certify; that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is 1 per _____ as shown hereon." _____
(Signature of Surveyor)

502.11 - If Community Lot(s) are shown, note the following:

"No building permit is to be issued for a residential, commercial, or industrial building on the 'Community Lot'. The 'Community Lot' is to be used for recreational purposes only. The maintenance of the 'Community Lot' is to be assumed by the developer until the lot is deeded to the home owners in the subdivision, or to a homeowners association."

502.12 - "This plat resubdivides deeds _____ R.O.H.C."

502.13 - "This subdivision has been developed according to the design standards of the Subdivision Regulations of the City of Chattanooga."

502.14 - "City Ordinance No. 9942 entitled "Stormwater Run-off and Erosion Control" shall apply to any discharge of same from this subdivision of property." (Amended 3-13-95)

502.15 - Special notations and information, if required.

502.16 - Show the Hunnicut Tax Map Number or numbers of the Site. (Added 1-13-97)

503 - INFORMATION REQUIRED IN ADDITION TO THE FINAL PLAT FOR MAJOR SUBDIVISIONS

503.1 - A letter from the Division of Water Quality Control, Tennessee Department of Public Health, approving the design of the extension of the water lines, if applicable.

503.2 - A letter from a Division of Sanitary Engineering, Tennessee Department of Public Health, approving the design of the sewer lines if applicable.

NOTE: This letter must be preceded by a letter from the Division of Water Quality Control, Tennessee Department of Public Health, approving the site for the location of the sewage treatment facility and establishing effluent limits for the discharge.

503.3 - Documents pertaining to the operation and maintenance of privately owned sewage treatment facilities, if applicable.

503.4 - If required by the Planning Commission in its approval of the Preliminary Plat, the streets in the subdivision should be at least rough graded before the Final Plat is submitted, and the streets shall have off-set stakes (with station numbers) every 100 feet, or stakes (with lot numbers) on at least every other lot corner on one side of the street.

503.5 - Requests for Variances

Requests for variances, if applicable, shall be submitted in writing with the submittal of the Final Plat, in accordance with Article I, Section 111, unless the variance was granted in the approval of the preliminary plat.

503.6 - House Locations and Building Setback Lines

Suggested house locations and building setback lines may be required by the Health Department and should then be shown on the plat. The actual house location may, however, deviate from the area shown on the plat if the location is approved by the Health Department.

If suggested house locations are shown on the plat, a note should be added to the plat showing the symbol for the house location, and wording similar to the following: "House should not be greater than _____ feet from its closest side lot line as shown (see plat for exceptions, if applicable)." and/or "Building setbacks and suggested house locations may be changed with written permission of the Health Department."

503.7 - Subdivision Application Form and Status Sheet.

504 - FORM OF SUBMITTAL (Added 10-12-98)

504.1 - In addition to the paper copies required for review by the Planning Agency staff and other agencies, those final plats prepared using computer aided drafting or otherwise available in electronic form are to be submitted to the City Engineer's Office on a 3.5 inch MS-DOS formatter 1.44 Megabyte capacity disk (or disks, as required) in one of three formats: AutoCAD Version 13 or earlier, MicroStation Version 95 or earlier or Arc/Info Version 7 or earlier.

505 - INFORMATION REQUIRED IN ADDITION TO THE FINAL PLAT FOR ALL PLATS (Added 10-12-98)

505.1 - The surveyor shall submit closure data on the boundary of the property being subdivided to the City Engineer's Office.